

Planning Department  
210 East First Street  
Jordan, MN 55352



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## Central Business (C-2) District

*The purpose of this district is to encourage continuation of a viable downtown by allowing prime retail sales and service uses, office, entertainment facilities, public and semi-public uses, and in special circumstances, residential use; and to preserve and build on the historic character of the downtown using the historic and natural resources available to create a tourist draw as well as to provide a unique blend of retail and service businesses for the convenience of local residents ([City Code Section 154.141](#)).*

### Uses

The nature of the uses **permitted** in the C-2 district are primarily general retail sales and services including professional, recreational, educational, and medical. A list of these uses is provided below.

- Professional Services
- Drinking and Eating establishments
- Health and Medical
- Physical Recreation and Educational Facilities
- Public and Private Human Services, Schools or Academies
- Repair Services and Sales
- Residential

Please see [City Code section 154.142](#) for a comprehensive list of permitted uses.

**Conditional** uses, or those allowed with receipt of a Conditional Use Permit, are primarily tourist, entertainment and service oriented and include:

- Apartments
- Carwash
- Funeral home
- Hotels and Motels
- Dance Hall
- Multi-family dwellings
- Outdoor seating area for food, on sale liquor establishments, and restaurants
- Pawn shop
- Residential units on ground floor of commercial building
- Theater

Please see [City Code section 154.143](#) for a comprehensive list of conditional uses.

Minimum Lot Standards

Size (area)	2,000 square feet
Width	20 feet
Pervious surface	0 percent

Minimum Building Setbacks

Front Yard	0 feet
Rear Yard	0 feet
Side Yard	0 feet

Please see [City Code section 154.159](#) for additional regulations.

Location

Properties zoned C-2 are depicted in pink on the Zoning Map and are concentrated south of Highway 169 in central Jordan.

2040 Comprehensive Plan

The City intends to support and strengthen downtown as an important retail center through implementation of the following development policies:

- Promote downtown as the center of the community as a focal point for local government, community social activities and commerce, promoting the central business district as a place for community events, which are family-oriented and benefit retail and service businesses.
- Promote the expansion of the downtown on sites identified for potential redevelopment.
- Maintain the historic character of the downtown and continue to encourage private sector rehabilitation and renovation of existing buildings in the downtown.
- Encourage the use of upper levels of commercial buildings for office and residential uses.
- Monitor traffic and provide safe and convenient access to businesses for vehicular and pedestrian traffic.
- Promote the development and maintenance of sidewalks and trails which lead to and through the central business district to create a walkable community and downtown area.
- Work with the business community to develop design standards for new and remodeled buildings to ensure the building mass, scale, and facades are compatible with existing buildings.
- Explore opportunities to offer additional off-street parking for business patrons as well as employee parking.